



CITY OF MORGAN HILL

17555 PEAK AVENUE, MORGAN HILL, CALIFORNIA 95037-4128 (408) 779-7247

Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, FEBRUARY 13, 2001

CITY COUNCIL CHAMBERS

CIVIC CENTER

17555 PEAK AVENUE

MORGAN HILL, CA

COMMISSIONERS

CHAIR YARMILA KENNETT

VICE-CHAIR TIMOTHY RIDNER

COMMISSIONER RALPH LYLE

COMMISSIONER PATRICIA MCMAHON

COMMISSIONER JOSEPH MUELLER

COMMISSIONER DENNIS PINION

COMMISSIONER BARBARA SULLIVAN

WORKSHOP - 6:30 P.M.

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*

- Those with general concerns or comments
- Presentations are limited to 5 minutes.

WORKSHOP - 6:30 P.M.

Please refer to item 1 below under Public Hearing.

PUBLIC HEARING - 7:00 P.M.

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: January 9, 2001, January 16, 2001 and January 30, 2001

OTHER BUSINESS :

**1. ADJUSTMENT OF RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS)
POINT RECOMMENDATIONS :**

Recommendation : Commission to review, evaluate, and arrive at a final consensus for the point scores; Commission determination of final ranking of the projects; and Commission vote on distribution of building allotments.

**2. AWARD AND DISTRIBUTION OF FISCAL YEAR 2002-03 RESIDENTIAL
BUILDING ALLOTMENT FOR THE OPEN/MARKET COMPETITION :**

Recommendation : Approve the final amended scores for each application by minute action.

OLD BUSINESS :

3. ZONING AMENDMENT, ZA-00-05: HALE-GLENROCK/SHEA: A request for an

amendment to the precise development plan for a 67 acre parcel located on the south side of Tilton Ave., west of Monterey Rd. in the R-1 12,000/RPD zoning district. The proposed amendment would incorporate additional property in the plan and reconfigure the street and lot layout. (APN 764-09-005-010 & 014)

Recommendation : Table application.

NEW BUSINESS :

4. **ZONING AMENDMENT, ZA-00-16/ANNEXATION, ANX-00-03: EDMUNDSON-PINN BROTHERS :** A request for annexation and rezoning of a 13.58 acre area consisting of four parcels located on the south side of W. Edmundson Ave., west of Piazza Way and east of Sunset Ave. The proposed rezoning for the parcel number 767-21-45 is Multi-Family low, R-2 3500 and the parcels numbered 767-21-13, 14 & 15 are proposed to be rezoned Single-Family Medium, R-1 7,000. (APNs 767-21-13, 14, 15 & 21)

Recommendation : Approve Resolution Nos. 01-03 (zoning amendment) and 01-04 (annexation), with recommendation to forward to City Council for approval.

TENTATIVE UPCOMING AGENDA ITEMS FOR THE FEBRUARY 27, 2001 MEETING :

- S SD-00-10: Malaguerra-Mancias
- S DA-00-05: Malaguerra-Mancias
- S EOT-01-01/VAR-99-03: Monterey-Vision of Wright (Oak Glen Plaza)
- S RDCS Quarterly Report
- S Final Award and Distribution of the Measure P Building Allocations for FY 2002-03 Open Market Competition

ANNOUNCEMENTS

- S Planners Institute

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER,

it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE
AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

PLANNING COMMISSION AGENDA

FEBRUARY 13, 2001

PAGE -5-